

\$329,000 - 3, 301 Village Mews Sw, Calgary

MLS® #A2159609

\$329,000

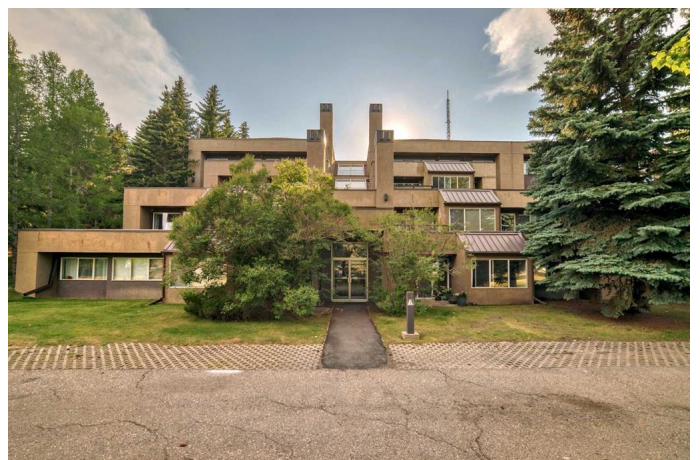
2 Bedroom, 2.00 Bathroom, 856 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Discover the serene beauty of this hillside retreat with its private deck nestled among towering green trees and overlooking a picturesque waterfall and pond. Step onto the terrace to hear the melody of morning birds and see the cascading blue waterfalls, creating an inviting natural oasis. Inside, the spacious living area features a modern color scheme, a cozy wood-burning fireplace, and Newly renovated Luxury Vinyl Flooring throughout the unit with no carpet(2022) that fill the space with gentle sunlight. The kitchen boasts solid maple cabinetry, granite counters, a stylish tile backsplash, stainless steel appliances, and a raised breakfast bar, seamlessly flowing into a charming dining area bathed in sunlight.

The master bedroom offers a tranquil retreat with ample natural light, a private shower, and a generous closet. A second large bedroom and another full bath ensure comfort and convenience for residents. Additional features include full-sized in-suite laundry, heated parking, and a storage locker. Condo fees cover all utilities except electricity. Residents enjoy convenient access to amenities including a private gym, indoor pool, tennis courts, and a spacious social room within the building. Located just moments from downtown, shopping, cafes, steps away from the bus stop, and a short drive to the Canadian Rockies, this location offers unparalleled convenience and tranquility. Don't miss this unique opportunity to make The News your



new home!

Built in 1987

Essential Information

MLS® #	A2159609
Price	\$329,000
Sold Price	\$327,576
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	856
Acres	0.00
Year Built	1987
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	3, 301 Village Mews Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2L3

Amenities

Amenities	Clubhouse, Fitness Center, Indoor Pool, Party Room, Racquet Courts, Recreation Facilities, Recreation Room, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Heated Garage, Parkade

Interior

Interior Features	Breakfast Bar, Built-in Features, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stucco, Wood Frame

Additional Information

Date Listed	August 21st, 2024
Date Sold	September 8th, 2024
Days on Market	18
Zoning	M-C1 d37
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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